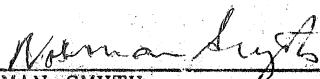


I, NORMAN SMYTH, Deputy Clerk of The Corporation of the City of Vaughan in the Regional Municipality of York, do hereby certify that the attached is a true copy of Amendment Number 375 to the Official Plan of the Vaughan Planning Area which was approved by the Ministry of Municipal Affairs, without modification, on the 11th day of September, 1991.


NORMAN SMYTH
Deputy Clerk
City of Vaughan

DATED at the City of Vaughan
this 24th day of September, 1991.



THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 227-91

A By-law to adopt Amendment Number 375 to the Official Plan of the Vaughan Planning Area.

NOW THEREFORE the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. THAT the attached Amendment Number 375 to the Official Plan of the Vaughan Planning Area, consisting of the attached text, and Schedules "1" and "2" is hereby adopted.
2. AND THAT the City Clerk is hereby authorized and directed to make application to the Ministry of Municipal Affairs for approval of the aforementioned Amendment Number 375 to the Official Plan of the Vaughan Planning Area.
3. AND THAT this By-law shall come into force and take effect on the day of the final passing thereof.

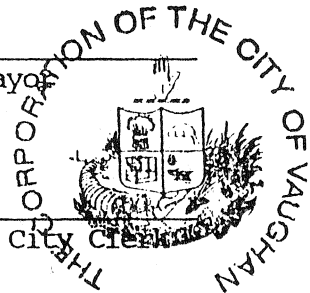
READ a FIRST, SECOND and THIRD time and finally passed this 25th day of July 1991.

"L.D. Jackson"

L. D. Jackson, Mayor

"N. Smyth"

N. Smyth, Deputy City Clerk



AMENDMENT NUMBER 375
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA

The following text and Schedules "1" and "2" to Amendment Number 375 to the Official Plan of the Vaughan Planning Area constitutes Amendment Number 375.

Also attached hereto, but not constituting part of the Amendment is Appendix I.

✓

July 14, 1981

LEGAL
APPROVED
CONTENTS <input checked="" type="checkbox"/>
FORM <input checked="" type="checkbox"/>

I PURPOSE

The purpose of this amendment is to amend Official Plan Amendment Number 210 (Thornhill-Vaughan Community Plan) by redesignating a part of lands shown as "Area Subject to Amendment No. 375" on Schedule "1" attached hereto, hereinafter referred to as the "Subject Lands", from "Low Density Residential" to "High Density Residential" and "Institutional".

II LOCATION

The Subject Lands are located on the south side of Clark Avenue West approximately 140 metres east of York Hill Boulevard in Lot 28, Concession 1, City of Vaughan.

III BASIS

The decision to redesignate the Subject Lands is based on the following considerations:

1. The proposed high density residential use and institutional uses are considered an appropriate use for this site, which is located on the south side of Clark Avenue West. The site is bounded on the west, east and south by major institutional uses including: a community centre; Religious institution; and a District Park; and is separated from the low density residential to the north by Clark Avenue West, which is a minor arterial road. The proposed uses are compatible with these existing adjacent land uses subject to the policies of this plan.
2. The Subject Lands are presently vacant and are designated for Low Density Residential uses. This amendment permits the Subject Lands to be developed for high density residential and a private school. Development of the 1.8 hectare site for low density residential uses is considered to be limited and inappropriate given the intensive nature of the adjacent uses and the adjacent minor arterial road.

3. This development will serve the Thornhill-Vaughan Community and will respond to the Provincial policy of Land Use Planning for Housing, by providing housing for the disabled, elderly or economically disadvantaged; a day-care facility; and a private girls school.
4. The Subject Lands have access to municipal transit services and a minor arterial road, and is located in close proximity to shopping centres, the Garnet Williams Community Centre, religious institutions, and a District Park.

IV DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATIVE THERETO

Amendment Number 210 to the Official Plan of the Vaughan Planning Area is hereby amended by redesignating the lands subject to Amendment Number 375 from "Low Density Residential" to "High Density Residential", and "Institutional" in the manner shown on Schedule "2" attached hereto subject to the following provisions:

- i) Lands designated "High Density Residential" and "Institutional" shall be developed in accordance with the policies of the Official Plan Amendment Number 210.
- ii) High density residential designated portion of the site is limited to a maximum 1.01 ha land area, abutting Clark Avenue West. The institutional designated portion applies to the southerly portion of the remaining lands containing approximately 0.79 hectares in land area.
- iii) Within that area designated High Density Residential, a daycare nursery, in accordance with the Day Nurseries Act and accessory administrative offices shall be permitted in addition to apartment uses.
- iv) Within that area designated Institutional a school shall be the permitted use. The provisions of Clause 2.2.4.1 g) shall NOT apply to the portion of the subject lands designated Institutional.

v) Architectural design practises shall be employed to minimize the impact upon the residential area to the north. Such design practices shall include:

1. a maximum building height of 8 storeys, being approximately 23m excluding rooftop mechanical features;
2. a tiered design commencing with one storey adjacent to Clark Avenue West to a maximum of 8 storeys;
3. balconies shall not be located on the north elevation;
4. landscaping and berming along Clark Avenue West to screen any parking or service areas from the roadway; and
5. access to the subject lands shall occur only by a direct connection to Clark Avenue West.

IV IMPLEMENTATION

The policies of this Amendment shall be implemented through an amendment to the City of Vaughan Zoning By-law, and Site Development Agreements, pursuant to the Planning Act, 1983.

VI INTERPRETATION

The provisions of Official Plan Amendment Number 210, as amended, to the Vaughan Planning Area, as amended from time to time regarding the interpretation of that plan shall apply with respect to this Amendment.

LAND USE Thornhill-Vaughan Community Schedule A

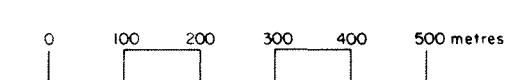
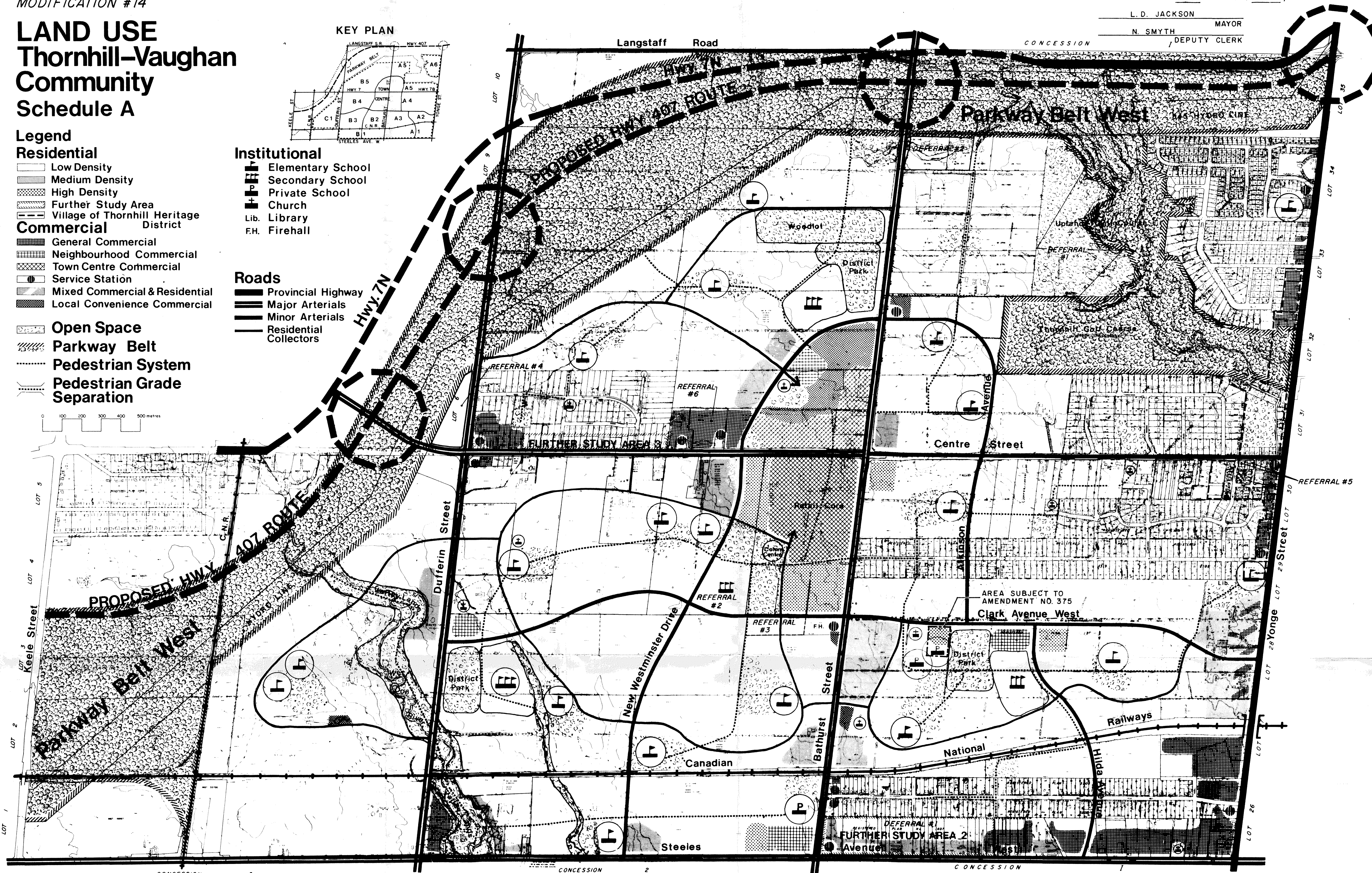
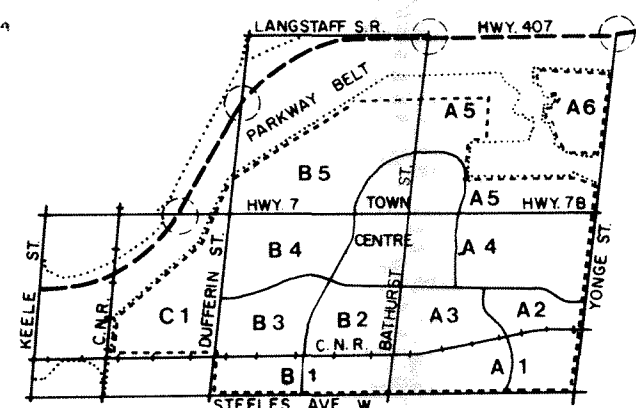
L. D. JACKSON
MAYOR
N. SMYTH
DEPUTY CLERK

- Legend**
- Residential**
- Low Density
 - Medium Density
 - High Density
 - Further Study Area
 - Village of Thornhill Heritage District
- Commercial**
- General Commercial
 - Neighbourhood Commercial
 - Town Centre Commercial
 - Service Station
 - Mixed Commercial & Residential
 - Local Convenience Commercial
- Open Space**
- Parkway Belt
 - Pedestrian System
 - Pedestrian Grade Separation

- Institutional**
- Elementary School
 - Secondary School
 - Private School
 - Church
 - Lib. Library
 - F.H. Firehall

- Roads**
- Provincial Highway
 - Major Arterials
 - Minor Arterials
 - Residential Collectors

KEY PLAN

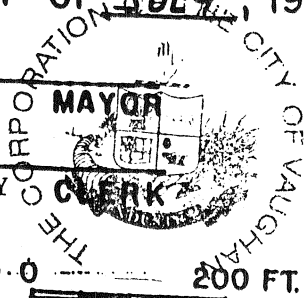


THIS IS SCHEDULE '2'
 TO AMENDMENT NO. 375
 ADOPTED THE 25 DAY OF JULY, 1991.

"L.D. Jackson"

"N. Smyth"



DEPUTY

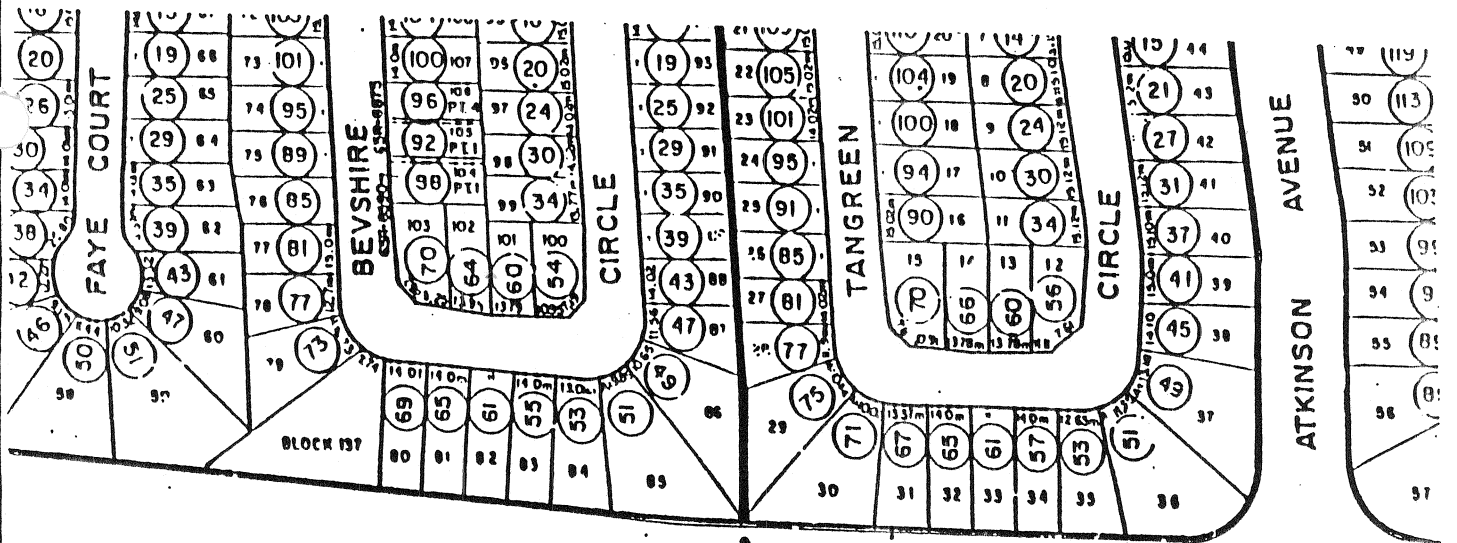


LOCATION: PART OF BLOCK 115, PLAN M-2008
 DESIGNATED AS PART 4, PLAN 65R-9221

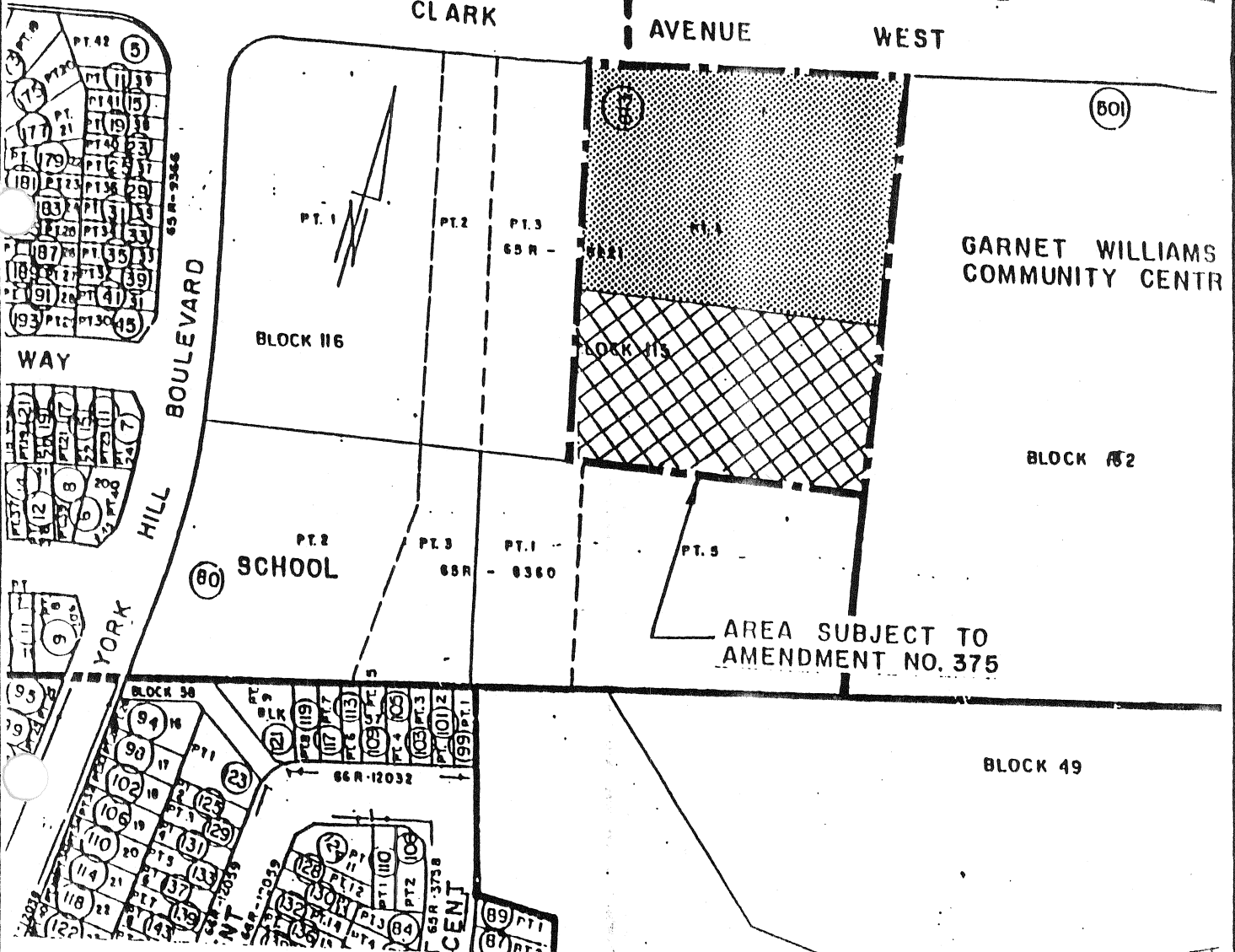
SCALE: 0 200 FT.

LEGEND

-  HIGH DENSITY RESIDENTIAL
-  INSTITUTIONAL



CLARK AVENUE WEST



GARNET WILLIAMS COMMUNITY CENTRE

AREA SUBJECT TO AMENDMENT NO. 375

BLOCK 49

APPENDIX I

The subject lands are located on the south side of Clark Avenue West, approximately 140 metres east of York Hill Boulevard in part of Lot 28, Concession 1, City of Vaughan.

The Official Plan policies for the "High Density Residential" designated portion (maximum 1.01 ha) of the site, permits apartment units to a maximum density of 124 units per ha. The remaining approximately 0.79 ha area is designated "Institutional" which permits a private school.

At the February 18, 1991 Public Hearing Council resolved (in part):

"That the Public Hearing be received".

Subsequently, at the Council Meeting of June 20, 1991 Council resolved (in part):

"THAT Official Plan Amendment Application OP.47.89 and Zoning By-law Amendment Application Z.102.89 (Runnymede Development Corporation Limited, In Trust), BE APPROVED, subject to the conditions outlined below:

- A. 1. That the Official Plan Amendment redesignate the northerly portion of the subject lands (maximum 1.01 ha) from "Low Density Residential" to "High Density Residential" under OPA #210 (ie., 124 units per hectare), and that the southerly portion (0.79 ha) be designated "Institutional" (Private School).
- 2. Prior to the adoption of the Official Plan, Vaughan Engineering Department shall confirm that the necessary municipal services are available to support the proposed development."